

**ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING HIGHLIGHTS**  
**MAY 18, 2009**

**BOARD MEMBERS PRESENT:**

Christina Hambruch, President  
Darlene Watkins, Secretary  
Hoda M. Rafik, Treasurer  
Sharon E. O'Brien, Director

**ALSO PRESENT:**

Angie Grimaldi, COMANCO, Inc.  
Lee Irving, Recording Secretary

**CALL TO ORDER:** The meeting was called to order at the Eastport-Annapolis Neck Branch Library, 269 Hillsmere Drive, Annapolis, at 7:45 p.m. by Mrs. Hambruch following the Annual meeting at which there was no quorum.

**MANAGEMENT REPORT:** Ms. Grimaldi handed out copies of the report.

**1) ANNUAL MEETING** - As only ten homeowners, other than the Board, were present, not enough for a quorum, an Annual Meeting was not held. An information meeting was held where Ms. Grimaldi and the Board responded to questions from the homeowners.

**2) MINUTES** - The April 27, 2009 Board of Directors' meeting minutes and highlights were unanimously approved by the Board and signed by Mrs. Hambruch. Ms. Grimaldi will put the highlighted minutes on the website.

**3) COMMUNITY POOL PARTY** - The Board discussed the Community Pool Party and set the date of August 15, 2009. Ms. Rafik gave the details of last year's event and it was agreed to use the same caterer and menu at an approximate cost of \$700 and ask Brien Hebb of Verizon to pay for half. The same tent will also be ordered.

**4) RECYCLING** - Calvert Trash can only collect the items listed on the signs at the recycling center.

**5) FENCE** - Ms. Grimaldi reported that installation of the fence was started on May 18, 2009 and would continue until completed.

**6) EASEMENT** - Ms. Grimaldi reported that she had no update on the easement.

**7) ENTRANCE FLAGS** - Ms. Grimaldi will investigate ordering nautical instead of country flags.

**8) REPAIRS TO POOL FURNITURE** - The Board selected color #227 to repair the webbing on the existing pool furniture.

**9) NEW LAWS ENACTED:** Ms. Grimaldi informed the Board of the following new laws which have been enacted or are awaiting final signature by the Governor:

**a. Condominium Master Property Insurance Coverage on Units (HB 287 and SB 201)**

In response to the April 2008 Maryland Court of Appeals decision in the Anderson v. Gables on Tuckerman case, this legislation provides that condominium master property insurance policies must cover both common elements and units.

Additionally, up to \$5,000.00 of the master policy's deductible will be the responsibility of the unit owner when the cause of damage or destruction originates in a unit. Upon its signing (expected in May), this legislation will take effect on June 1, 2009.

Ms. Grimaldi stated that there had been no determination as of yet by Comanco but she believes they will only get involved in claims involving common elements and not those only between unit owners. (See Homeowners' Meeting Minutes of May 18, 2009 for discussion of this law with owners.)

**b. Fidelity Insurance (HB 687 and SB 541)**

This legislation requires an association to purchase fidelity insurance to provide for the indemnification of the community against loss resulting from fraud, dishonesty, or criminal acts by any officer, director, managing agent, or agent or employee who disburses funds for the community. The fidelity insurance policy must cover three months of assessments and the amount in investment accounts held by the community up to \$3,000,000. This legislation was signed into law by the Governor on April 14 and takes effect October 1, 2009.

Ms. Grimaldi recommended that the Association employ the company used in the past to update the study of Association's reserves at a cost of \$3,000-\$5,000. Mrs. Hambruch agreed.

**c. Closed Meetings of Boards of Directors of Condominiums and Homeowners Associations (HB 552 and SB 171)**

This legislation repeals the provision that boards of directors may hold a closed meeting on a two-thirds vote for "reasons so compelling as to override the general public policy in favor of open meetings."

It adds language that allows boards of directors to close meetings for consultation and discussion on all legal matters, and for discussion of individual owner assessment accounts. These bills were signed into law on April 14, 2009 and are effective October 1, 2009.

**d. Association Books and Records (HB 137)**

This legislation requires common ownership communities to provide copies of minutes and financial statements prepared within the past three years to a requesting owner by mail, electronic submission, or personal delivery within 21 days of receiving a written request. If the requested financial statements and minutes were prepared more than three years before the receipt of the written request, the community has 45 days to provide the copies. The charge for copying books and records may not exceed the amount charged by Maryland courts. It also changes certain provisions of what kinds of records may be withheld from inspection. When the legislation is signed by the Governor (expected in May), the provisions take effect on October 1, 2009.

**10) WEBSITE** - Ms. O'Brien's asked if Comanco could maintain the Community Website once it was up and running. Ms. Grimaldi responded that it was a possibility if it did not require a lot of work and that they would have to wait until both the Community and the Association websites were on-line.

**ADJOURNMENT:**

There being no further business to discuss, the meeting was adjourned at 8:20 p.m.

**APPROVED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_